

Deerfield Village Community Association

ARCHITECTURAL GUIDELINES COMMITTEE MEETING MINUTES

Thursday, March 6, 2025, 7:00 pm

Deerfield Village Clubhouse

Members in attendance were Eric Toureilles (Chairman), Terry Gray (Vice-Chair), Laurie Johnson (Secretary), Brent Burris, Alan Copeland, Steve Gunzelman, Buddy Scott and Glenn Sommers. Robin Haworth, Elaine Mills and Deborah Plattsmier were absent.

The meeting of the Architectural Guidelines Committee of the Deerfield Village Community Association was held at 4045 Deerfield Village Drive in Houston, Texas 77084. Chairman Eric Toureilles called the meeting to order at 7:10 PM.

I. DETERMINATION OF A QUORUM (6 required)

Eric determined there was a quorum present.

II. MEETING MINUTES

Steve moved that we approve the minutes of the February 25, 2025 meeting. Brent seconded the motion; passed unanimously.

III. RESIDENTIAL INQUIRIES

No residents were present, nor inquiries submitted.

IV. OLD BUSINESS

- A. We returned to the **Architectural Control** section. We reconsidered the text under **Single Family Residence/Dwelling Size/Dwelling Location** and made further revisions to clarify meaning, which Eric recorded in the working document.
- B. Discussion followed of **Lot Consolidation**. We agreed it was unlikely but not desirable and changed that content to simply state it would not be allowed.
- C. The topic of **Building and/or Improvements** generated extended discussion, especially about mailboxes and second story garage apartments. We noted that there are no specific criteria in place for mailboxes, and that a single standard isn't practical since some portions of the neighborhood have cluster boxes, some have brick support structures and some have posts. There were significant differences in opinion in addressing second story modifications to garages. One particular concern is that while neighbors accept existing sightlines onto their property when they purchase a home, subsequent second story additions to a garage that is closer to the fence can result in views that are more intrusive to the

surrounding properties. We discussed and discarded several possible restrictions, but settled on stipulating that balconies would not be allowed.

D. **Easements** discussion was deferred to the next meeting.


V. **NEW BUSINESS**

Agenda items under New Business were deferred as well.

VI. **ADJOURNMENT**

Glenn moved that the meeting be adjourned at 8:52 PM. Both Terry and Buddy seconded the motion; passed unanimously.

The next meeting will be Tuesday March 25, 2025.

Signed:  Date: 03/23/2025
Secretary: Laurie Johnson